



THE PADDOX, OXFORD, OX2
£2,750 per month*

Carter Jonas

THE PADDOX, OXFORD, OXFORDSHIRE, OX2 7PN

- 4 Bedrooms
- Garage
- 3 WC's
- Furnished or Unfurnished
- Garden
- North Oxford Location

THE PROPERTY

The Paddox is a quiet cul de sac just north of Summertown. It is one of the famous 'Span' developments dating from the mid 1960s designed by the architect Eric Lyons. This is one of the larger properties on the development with accommodation on 3 floors. It is a light and generously proportioned house with deep windows on both sides. A small entrance hall leads to the kitchen and reception room on the ground floor, there is also a cloakroom on the ground floor. The first floor offers a lovely sitting room overlooking the garden and a further reception room or fourth bedroom to the front. The top floor has three further bedrooms and a shower room.

The garden is paved with a good seating area, there is also rear access. The property benefits from a south facing garden and a garage.

LOCATION

The property is perfectly located for access to many of Oxford's renowned choice of state and private schools and within easy reach of Summertown's excellent variety of shops, restaurants, cafes and bars, doctor and dentist surgeries, various sport centres and a public library. There are cycle lanes and public transport nearby and A34 and M40 a short drive away. Oxford Parkway is a short distance with trains to London Marylebone in approximately 55 mins.

Available mid March on either a furnished or unfurnished basis for an initial term of 12 months.

EPC Rating E. Council tax band E. (Please see Oxford City Council website for current cost)

Three storey, end of terrace family homes on The Paddox in North Oxford with west facing garden, garage and parking close to Summertown.



Mains electricity, Mains gas, mains water and drainage

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk: Very Low

At a rent of £2,750 per calendar month

Holding deposit of 1 week's rent £634.00

Security deposit of 5 weeks rent £3,173.00

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Oxford City Council - Council Tax Band E
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Garage

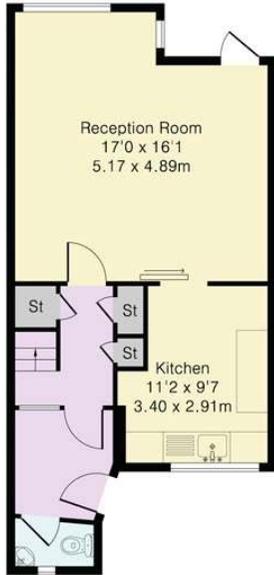
Approximate Gross Internal Area 1448 sq ft - 135 sq m

Ground Floor Area 472 sq ft - 44 sq m

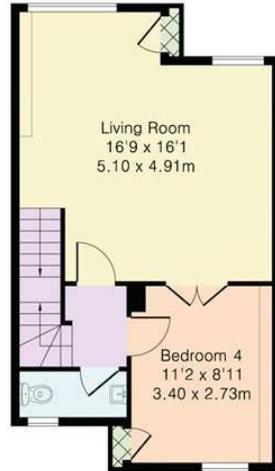
First Floor Area 416 sq ft - 39 sq m

Second Floor Area 414 sq ft - 39 sq m

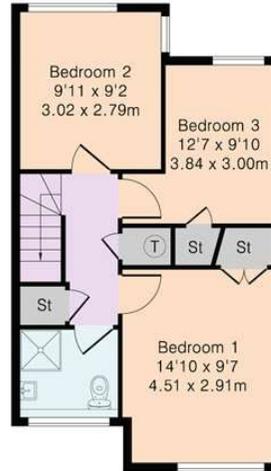
Garage Area 146 sq ft - 13 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT INFORMATION

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